

**601/334 Cambridge Street, Wembley, WA 6014**

**EDISON McGRATH**

**Apartment For Sale**

Friday, 5 April 2024

601/334 Cambridge Street, Wembley, WA 6014

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 76 m2**

**Type: Apartment**



Jay Harrison  
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## UNDER OFFER!

New to market is this contemporary and roomy apartment in the sought-after 'Urban on Cambridge' complex, positioned ideally between the city and sea. Experience the best of both worlds as you enjoy the convenience of residing in Wembley's bustling cafe hub while still savoring tranquility. Positioned on the top floor, this apartment offers the added luxury of no upstairs neighbors and just one shared wall, ensuring utmost privacy. Cared for by its sole owner since being constructed in 2017, this residence is ready to move in to straight away and make your own.

**APARTMENT FEATURES-**  
Modern & spacious- Plenty of storage- Airconditioning- Nobody living above you- Only one shared wall- Secure car bay & store room- Pet friendly complex

**LOCATION BENEFITS**  
City & Park views  
Cafe Precinct at your doorstep!  
Closest Bus Stop (150m)  
Wembley Hotel / Foodcourt (100m)  
Wembley IGA (150m)

**INVESTMENT HIGHLIGHTS-** \$500 > \$550 per week rental estimate- 5.32% Estimated Gross Yield

**ASSOCIATED COSTS\***  
Strata Admin: \$693.05 pq  
Strata Reserve: \$181.50 pq  
Council Rates: \$1,461.80 pa  
Water Rates: \$1,303.65 pa

We have extremely low stock levels across Perth so a move-in-ready opportunity like this one will not last long! Contact Jay Harrison on 0420 512 987

\*Disclaimer: The information in this advertisement has been provided by sources we deem to be reliable. We do not accept any responsibility to any person/s for its accuracy including figures stated as Associated Costs. All interested parties should rely on their own due diligence enquiries to verify any information provided in this advertisement.